



MINUTES OF THE SPECIAL WORK SESSION
TO
DISCUSS CAPITAL IMPROVEMENTS PROGRAM (CIP)
FOR THE
COUNTY OF LEE, STATE OF NORTH CAROLINA

MARCH 29, 2006

A special meeting of the Board of Commissioners, to discuss the Capital Improvements Program for FY 2007-2011, was held in the Gordon Wicker Community Conference Room, Lee County Government Center, 106 Hillcrest Drive, Sanford, North Carolina, beginning at 3:00 p.m. on said date. Commissioners present for the Work Session were W. Chad Adams, Robert H. Brown, Herbert A. Hincks, Jerry M. Lemmond, Nathan E. Paschal, Robert T. Reives, and Amy L. Stevens.

Chairman Hincks called the Work Session to order.

County Attorney K. R. Hoyle delivered the invocation.

The Board considered additions to the agenda. (1) County Manager David Smitherman asked the Board to consider a request from Sheriff Billy Bryant for funding to install sheets of flat expanded metal over the wire mesh in the cellblocks at the Lee County Jail. (2) Commissioner Adams asked that the item pertaining to Central Carolina Community College be pulled from the Consent Agenda for discussion. Commissioner Adams moved to approve the above addition/change to the agenda. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

The Board considered consent agenda items. Commissioner Adams moved to approve the consent agenda as printed, which consisted of the following item:

- Resolution from the Lee County Board of Education supporting funding for projects at Floyd Knight School

Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

The Board considered a request from Sheriff Billy Bryant for \$20,000 to install welded 4 x 8 sheets of flat expanded metal over the wire mesh around the cellblocks to prevent inmates from breaking pieces off to use as weapons. Capt. James Estes told the Board that inmates take pieces of metal screen that is installed around the catwalk in each of the four cellblocks and make weapons. Capt. Estes told the Board that General Service employees have discussed the matter with a contractor who will install a few pieces of the expanded metal, over the mesh, to test its effectiveness and to determine if it will restrict the view of the Jailers while making rounds. Should this be the solution, the cost of the entire project will be approximately \$20,000 for a turn-key job. After some discussion, Chairman Hincks moved to approve the above request but asked that two pieces be installed first to make sure the expanded metal will work before the entire project is completed. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

The Board considered a recommendation from the Planning Board concerning a rezoning petition for Mr. Craig Dodson. The rezoning petition pertained to rezoning approximately 3.40 acres of land located on the north side of White Hill Road from Residential Agricultural district to Highway Commercial district. Commissioner Adams moved to approve the recommendation of the Planning Board and Ordinance Amending the Official Zoning Map of Lee County, a copy of which is attached to these minutes and by this reference made a part hereof. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

A funding request from Central Carolina Community College (CCCC) was discussed. Central Carolina Community College Vice President Wayne Robinson had contacted the County Manager in reference to a required signature on the Capital Improvement Certification form to provide assurance that the County will provide necessary "gap" funding of \$202,200 for the college's acquisition of fifty-six (56) acres of land adjacent to the main campus. The college has renegotiated its purchase option to acquire the fifty-six acres for \$2,200,000. The Central Carolina Community College Board of Trustees requested that the NC Community College System allow CCCC to reallocate \$1,897,800 of 2000 State Bond funds (previously earmarked for the construction of a Computer Technology Building) to pay for the majority of the land acquisition cost. The remaining \$202,200 is anticipated to be satisfied by CCCC reserve funds (\$90,000), private donation (\$10,000), and County appropriation of

\$102,200. Commissioner Adams stated that he felt the County needed to know that the College has negotiated the original purchase price down by \$700,000 for the fifty-six acres. The County's portion of the funding will now only be \$102,000. Commissioner Adams moved that the funding request from CCCC be approved and authorize the Chairman to execute the required documents. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

The Board considered the following matters pertaining to the Capital Improvements Program (CIP) for FY 2007-2011:

- Replace East Lee Middle School electric heat with 4 pipe natural gas system. Commissioner Reives asked that a feasibility study be completed for natural gas heat versus electric heat before a decision is made on this request. The Board of Education will also be asked to provide information on alternatives for the HVAC control systems at Deep River Elementary, Broadway Elementary, Bullock Elementary, and Tramway Elementary.
- Floyd Knight Gym/Therapy Room. Chairman Hincks stated that he would like to see a gym/multi-purpose room added (with no pool). The Board of Education will be asked to provide cost figures for a gym/multi-purpose room.
- New Middle School. The Board of Education will be asked to provide information regarding alternatives to a new middle school, such as additions to existing middle schools.
- San-Lee Park Dam Restoration. Waiting for an assessment study to be completed by the U.S. Corp of Engineers to complete an inventory and primary engineering study of San-Lee Park. Representative Bob Etheridge has been asked for assistance in acquiring approximately \$100,000 for the study. One alternative would be to move the spillway.
- Lee County Administrative Building. Commissioner Adams expressed concern that only one option had been presented to take care of overcrowding at the Government Center. He stated there may be wasted space in the Government Center that could be used for office space. He also had a concern that no space study had been completed. Mr. Adams also suggested that a new building be constructed for the Health Department to help alleviate space needs.

Commissioner Brown stated that the Health Department and Social Services need to be kept together due to transportation issues for clients.

Chairman Hincks stated “we need to plan for the next 8-10 years, not just the next 3 years.”

It was noted that Sherman-Mullins Architects would be completing a space assessment study of the Government Center later in the week and also a structural study of the Buggy Building.

The County Manager was instructed to investigate other available space in the County that might be more cost effective instead of renovating the Buggy Building.

- Lee County High School Renovations. No decision will be made until a feasibility study is completed.
- Renovations and Repairs to Main Campus for Central Carolina Community College. Commissioner Stevens questioned why some things for the Community College were listed this year as a number one (1) priority but listed as a number nine (9) priority last year. After some discussion, it was agreed that the Community College would be asked to furnish additional information concerning the need and scope of renovations, along with any alternatives in order to reduce the projected costs. They will also be asked if the renovations can be delayed and if so for how many years.

The Board agreed to hold another CIP Work Session at 9:00 a.m., Thursday, April 13, 2006. The meeting will take place in the Gordon Wicker Community Conference Room at the Lee County Government Center.

Commissioner Adams moved to go into closed session to discuss matters relating to the location of a business in the area per N.C. General Statute 143-318.11(a)(4). Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously and the Board was in closed session. Upon completing business in closed session, Commissioner Lemmond moved to go out of closed session. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously.

Chairman Hincks recessed the meeting at 7:00 p.m. to the Commissioners' Room for an advertised public hearing on the Capital Improvements Program (CIP) for FY 2007-2011.

Chairman Hincks reconvened the special meeting in the Commissioners' Room, Lee County Government Center with all members present and called the meeting to order. The following individuals signed up to speak before the Board:

1. Mr. Julian Philpott, 1920 Larkspur Drive, Sanford
In support of a third middle school. Thanked the Commissioners for their support and services to Lee County citizens.
2. Ms. Teresa Wolf, 396 Dublin Drive, Sanford
Parent of a middle school student. Middle schools are overcrowded; in support of a third middle school.
3. Mr. Travis Clemmons, 2604 Chippendale Trail, Sanford
Parent of a middle school student. Sees a great need for an additional middle school.
4. Mr. Buck Harris, 2114 Spring Lane, Sanford
The County needs to build another middle school. Also in support of the Buggy Building being used by the County (will bring more business to downtown)
5. Ms. Robin Showalter, 26 Barney Court, Sanford
Teacher at West Lee Middle School and parent of a middle school student. Classes are overcrowded and she feels there is a need for an additional middle school.
6. Mr. Mike McGraw, 310 Lafayette Drive, Sanford
Supports the addition of another middle school.
7. Mr. John Bonardi, 808 Pendergrass Road, Sanford
Member of the Lee County Board of Education and parent of a middle school child. Feels the County needs another middle school instead of building on to existing middle schools.
8. Dr. Jim McCormick, 615 Pineknoll Drive, Sanford
Superintendent of the Lee County Schools. Feels Lee County needs another middle school. Flexibility and scheduling needed at the middle schools, along with more specialized services that are not offered at this time. Middle school students need to be in a smaller facility.
9. Ms. Joni Martin, 549 Summit Drive, Sanford
Strongly urge the Administrative Offices to move into the Buggy Building on Chatham Street. Need to use old buildings – renovations are cheaper than building new buildings.
10. Mr. Doug Gay, 1415 Crepe Myrtle Drive, Sanford
Father of three children. Feels that Sanford needs another middle school.

11. Mr. David Montgomery, 119 N. Gulf Street, Sanford
Director of the Downtown Sanford, Inc. (DSI). In support of using historic
buildings such as the Buggy Building. High access to the public.

Commissioner Brown moved to close the public hearing. Upon a vote, the
results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been unanimously.

With no further business to come before the Board, Commissioner Adams moved
to adjourn the meeting. Upon a vote, the results were as follows:

Aye: Adams, Brown, Hincks, Lemmond, Paschal, Reives, and Stevens
Nay: None

The Chairman ruled the motion had been adopted unanimously and the meeting
adjourned in keeping with the motion.

Herbert A. Hincks, Chairman

ATTEST:

Gaynell M. Lee, Clerk